



CORNERSTONES

EFFINGHAM



ASHGROVE
HOMES

Cornerstones is an *exclusive* development of ten high quality homes set in the *heart of the charming* Surrey village of Effingham.

The exteriors have been *carefully designed* to blend with and enhance this tranquil yet convenient setting and incorporate a mix of materials which combine to *create an attractive* and authentic heritage feel.

Inside, the layout of each home has been optimised to offer the ideal flow of accommodation, providing practical open-plan living spaces with plenty of light and separate, more cosy rooms to escape the buzz of busy modern life.

Stylish interior finishes add to the luxury of these new homes with attention to detail evident throughout.





WHY NEW?

Buying a new home offers *many advantages*, new homes often allow for customisation where buyers can work with us to *select finishes* within the property (subject to timescales)

Your new home is equipped with energy-efficient appliances, insulation and underfloor heating - these features enhance comfort, reduce long-term running costs and improve sustainability.

Once complete and handed over, your new home is ready for you to personalise with furnishings and décor to suit your unique taste and style.

New homes require less immediate maintenance compared to older homes, as major components are brand new and covered under the build warranty.

As part of the ten year building warranty, Ashgrove Homes provide the first two years warranty, with our experienced customer service team on hand to assist with any minor warranty issues arising.



PEACE OF MIND

The ICW ten year building warranty complies with all relevant legislation and *provides assurance* to new owners and mortgage lenders that the property meets the *required standards* of structural integrity and quality.

ICW are a leading structural warranty provider, authorised and regulated in the UK by the FCA and alongside the building warranty they operate a Consumer Code for New Homes which *ensures homebuyers* have the confidence they will *always receive* the correct level of customer service.



LOCAL AREA INFORMATION:

Effingham has a *rich history* dating back to medieval times. The village is mentioned in the Domesday Book of 1086, *indicating its existence* even before the Norman Conquest.



Effingham was historically agricultural, but has evolved into a residential community while still retaining its rural charm. Despite its relatively small size, Effingham certainly punches above its weight in all aspects of village life.

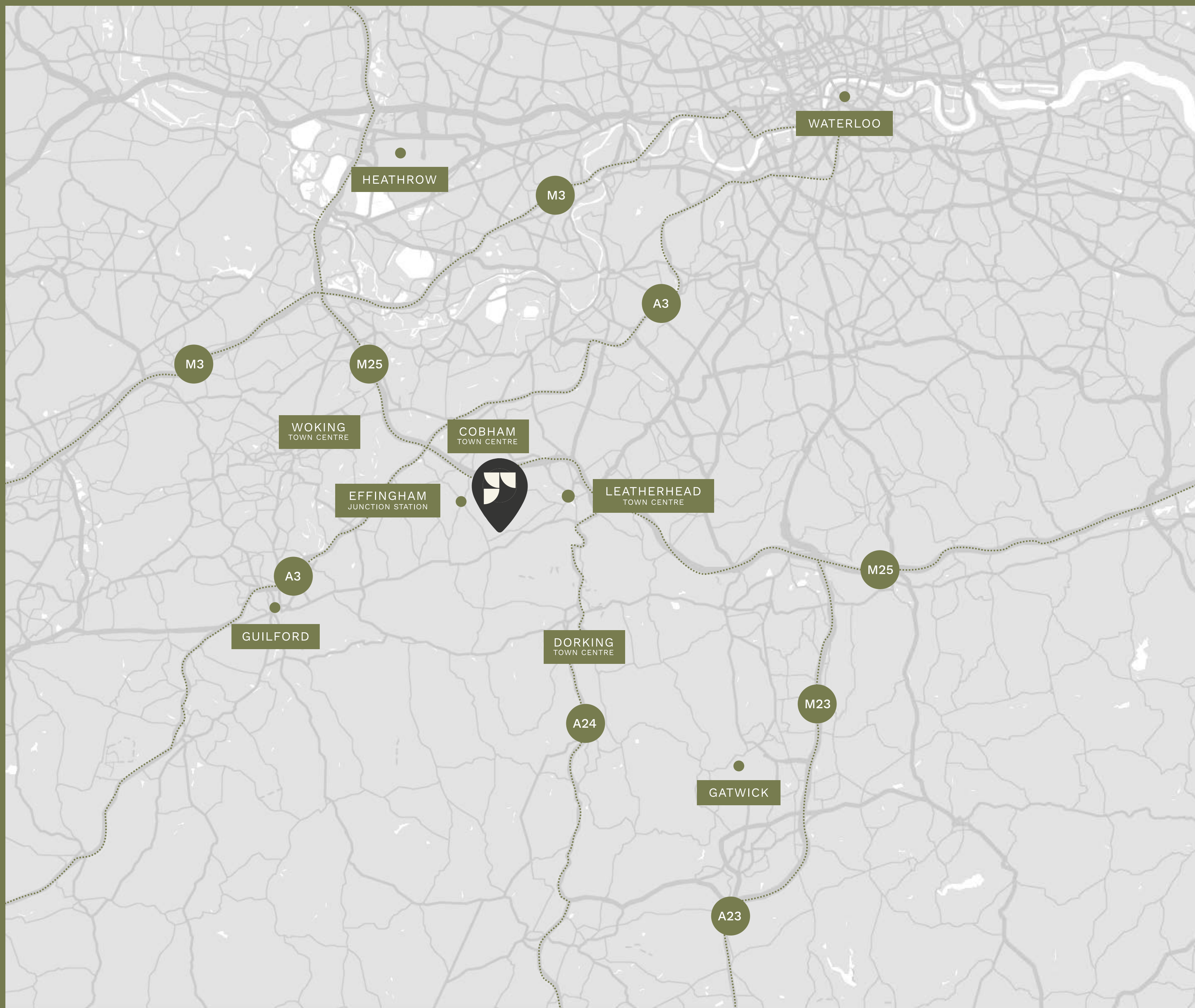
Local schools include St Lawrence Primary and Howard of Effingham secondary school, plus independent schools St Teresa's and Manor House.

The village is spoilt by excellent local shops including The Bakery, Bevan's butchers, The Village supermarket, Layla's coffee shop plus Parker & Son hardware and Vineries garden centre. Pop in to The Plough for Pie Tuesday or Quiz Night Wednesday or book a table for Tuesday Mussel Club or Fizz Friday at The Queen Stage.

Effingham is surrounded by picturesque countryside and green spaces, including the open meadows of Effingham Common and King George V Playing Fields with National Trust Polesden Lacey and RHS Garden Wisley both nearby.

The village boasts a strong sense of community with a thriving local residents association and local sports clubs including Effingham Cricket Club and Effingham Golf Club, one of the top 100 golf courses in England. There are also a variety of social clubs providing opportunities for village residents to come together and connect and a seasonal village market boasting fantastic artisan food, drink and local crafts.





Effingham Junction railway station serves the village providing frequent train services to London Waterloo and Guildford, and the A246 passes through the top of the village offering convenient access to nearby towns and major road networks.

EDUCATION

Effingham is served by several primary schools within the village plus the well-respected Howard of Effingham secondary school. Leatherhead and Guildford boast a further range of excellent schools.

TRAVEL LINKS

Effingham Junction station – 1.9 miles
Train times to London Waterloo approx 45 mins
Leatherhead town centre – 2.9 miles
Guildford town centre – 11 miles
Heathrow Airport – 25 miles
Gatwick Airport – 18 miles

BUS

There is a regular bus service between Guildford and Epsom, with the bus stop just a short distance along Lower Road. The hourly service runs from Guildford town centre, stopping at Bookham railway station, Leatherhead railway station, Ashted and Epsom town centre.

FIND US

Cornerstones,
Lower Road,
Effingham,
Surrey,
KT24 5JG
What3Words: golf.duke.called





BON
—popcorn—



Specification

The heart of Effingham



SPECIFICATION: KITCHENS

The kitchens at Cornerstones feature sleek, contemporary units complemented by stone worktops and high-quality Siemens appliances.

These include a double oven, induction hob, and integrated extractor, fridge/freezer, dishwasher, washing machine and tumble dryer. Plots 1, 2, and 9 have a combined washer/dryer.

SPECIFICATION: BATHROOMS

The bathrooms at Cornerstones are finished with contemporary wall and floor tiling, complemented by stylish fluted vanity units and white sanitaryware, paired with either chrome or satin black tap fittings, adding a modern touch.

The properties boast a mix of floor tiling and Amtico to hallways and open-plan living spaces with carpeting to stairs, landings and bedrooms, offering comfort underfoot.





SPECIFICATION: INTERIOR HIGHLIGHTS

The properties feature elegant staircases with oak handrails, complemented by white painted newel posts and finials, adding a touch of sophistication to the interior design.

Timber windows, finished in white, allow natural light to flow into the rooms, creating bright and airy spaces. Inside, white painted internal doors with contemporary handles provide a modern and cohesive aesthetic throughout. Built-in wardrobes are included in most bedrooms, maximizing storage space and keeping the rooms clutter-free. Plots 5 and 6 boast luxurious walk-in dressing rooms.



SPECIFICATION: MODERN FEATURES

Underfloor heating to both ground and first floors provided by modern, sustainable air source heat pump technology.

All properties have a security alarm system and external security lighting for safety and peace of mind. Garages feature electrically operated doors and all homes have an EV car charging point for convenience.

CAT6 wiring ensures your home is future-proof and provides fast and reliable connections, making it ideal for high-speed applications like streaming. Cornerstones will also be connected to high-speed BT Fibre broadband.

Low level and wall mounted TV points are conveniently located in kitchens, open-plan living spaces and bedrooms and flush ceiling downlights throughout each home provide soft, even lighting.





SPECIFICATION: EXTERNAL HIGHLIGHTS

Much of the existing established landscape has been maintained to safeguard the unique setting of the development within the heart of this attractive village.

Communal areas will be attractively landscaped with both new and existing trees and block paving to the visitors parking area. Driveways are also finished in block paving and each home features an Indian sandstone terrace to the rear leading on to a turfed garden.



The *heart* of Effingham



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1

2

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9

10



Plots 1 & 2

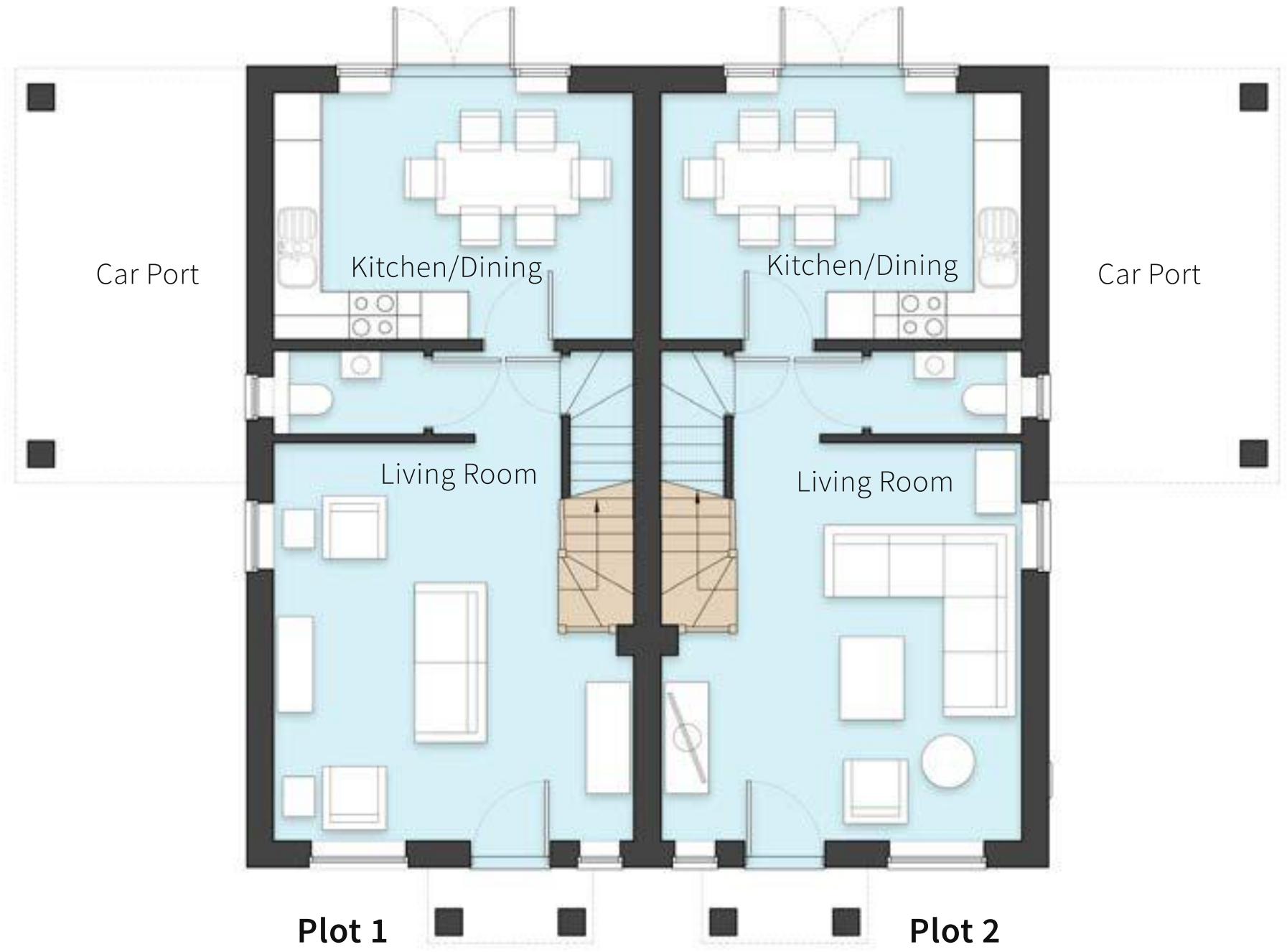
Ground

Living Room	4525 x 5005 mm	14'8 x 16'4
Kitchen/Dining	4525 x 3095 mm	14'8 x 10'2

First

Bedroom 1	3855 x 3095 mm	12'6 x 10'2
Bedroom 2	3400 x 2785 mm	11'2 x 9'1

GROUND FLOOR



FIRST FLOOR



* ----- Dotted line denotes reduced ceiling height



Plots 3 & 4

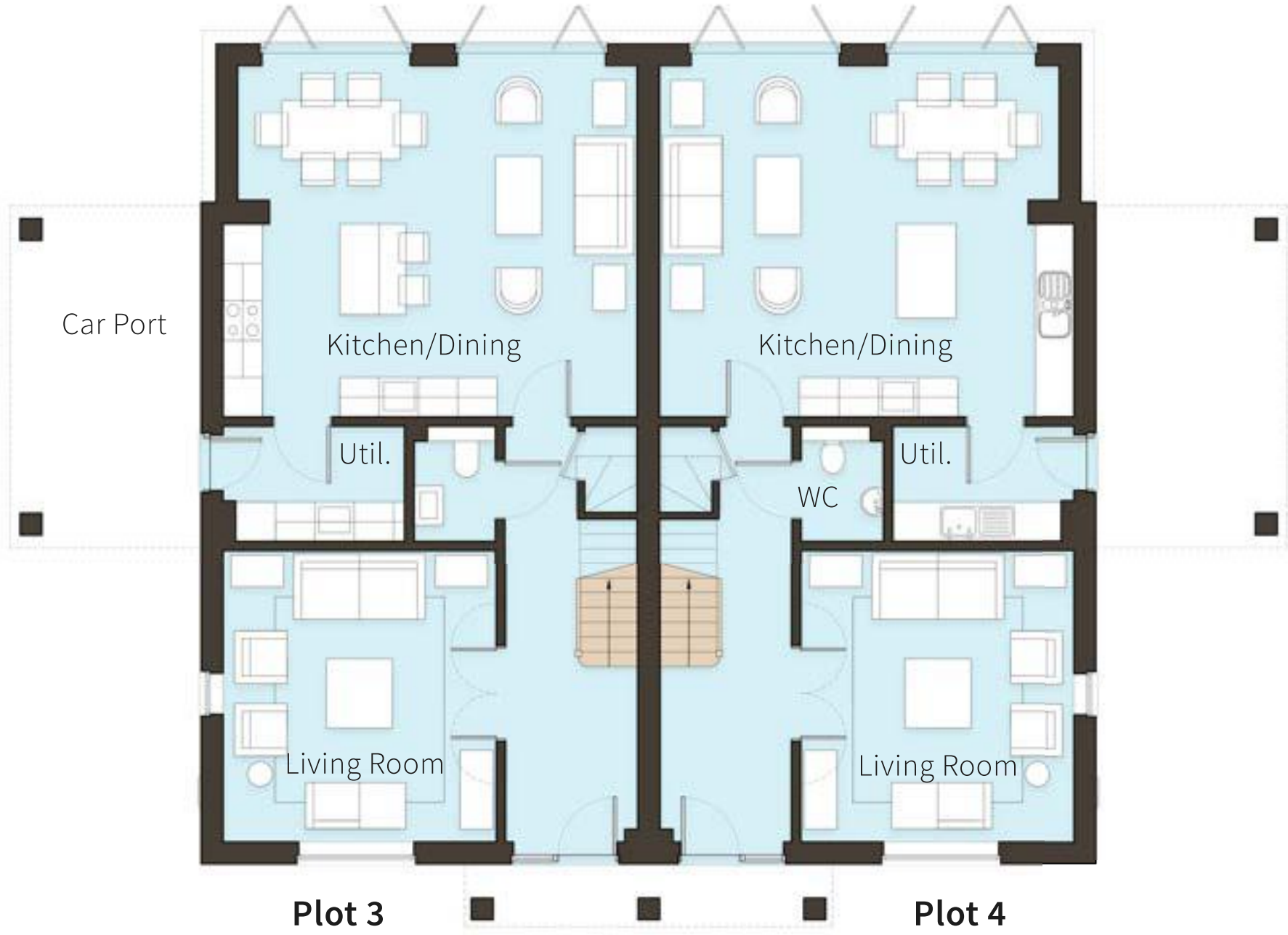
Ground

Living Room	4150 x 4430 mm	13'6 x 14'5
Kitchen/Dining	6300 x 2930 mm	20'6 x 9'6
Family	6075 x 2400 mm	19'9 x 7'8

First

Bedroom 1	4085 x 3235 mm	13'4 x 10'6
Bedroom 2	2930 x 3430 mm	9'6 x 11'2
Bedroom 3	2600 x 3565 mm	8'5 x 11'7

GROUND FLOOR



FIRST FLOOR



* ----- Dotted line denotes reduced ceiling height



Plot 5

Ground

Living Room	4430 x 6140 mm	14'5 x 20'1
Kitchen/Dining	6375 x 4225 mm	20'9 x 13'7
Utility	1650 x 4225 mm	5'4 x 13'7
Family	4430 x 3040 mm	14'5 x 9'10
Study	2400 x 2960 mm	7'9 x 9'7

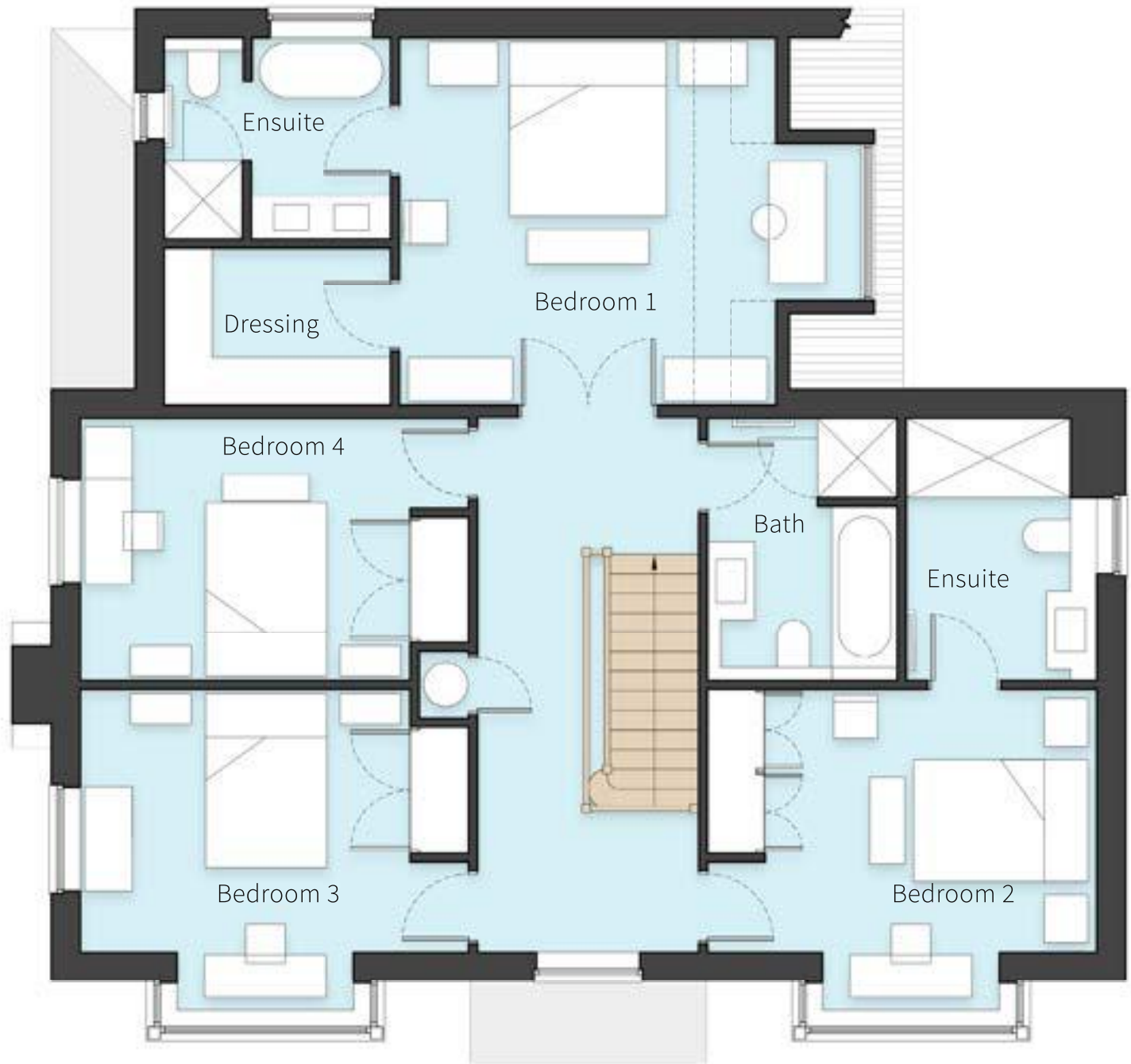
First

Bedroom 1	4325 x 4225 mm	14'2 x 13'9
Dressing	2600 x 1800 mm	8'5 x 5'9
Bedroom 2	3760 x 3115 mm	12'3x10'2
Bedroom 3	3760 x 3020 mm	12'3x 9'9
Bedroom 4	3760 x 3020 mm	12'3x9'9

GROUND FLOOR



FIRST FLOOR



* ----- Dotted line denotes reduced ceiling height



Plot 6

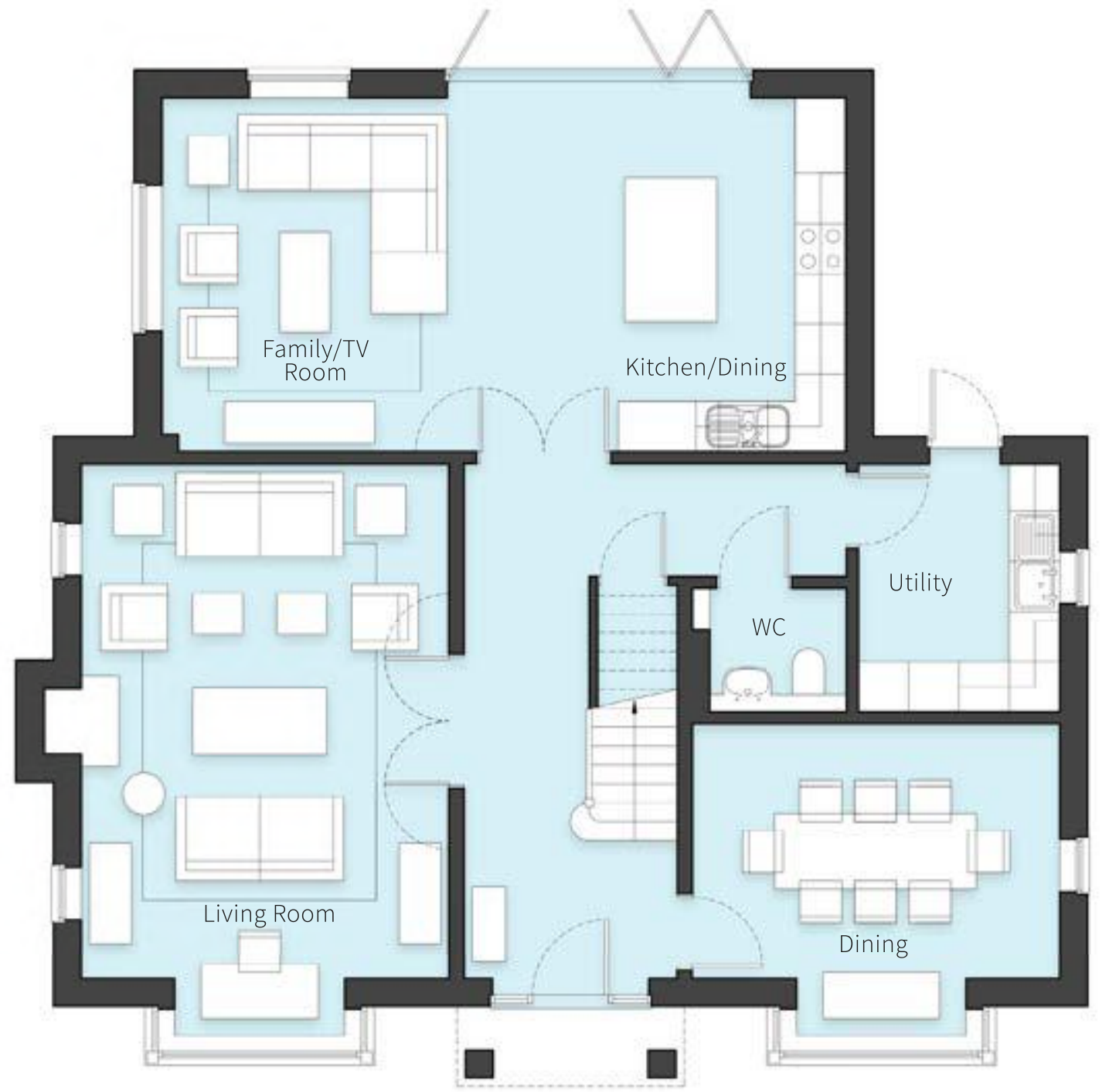
Ground

Living Room	4430 x 6140 mm	14'5 x 20'1
Kitchen/Family	8165 x 4225 mm	26'8 x 13'9
Utility	2400 x 2960 mm	7'9 x 9'8
Dining	4430 x 3040 mm	14'5 x 9'10

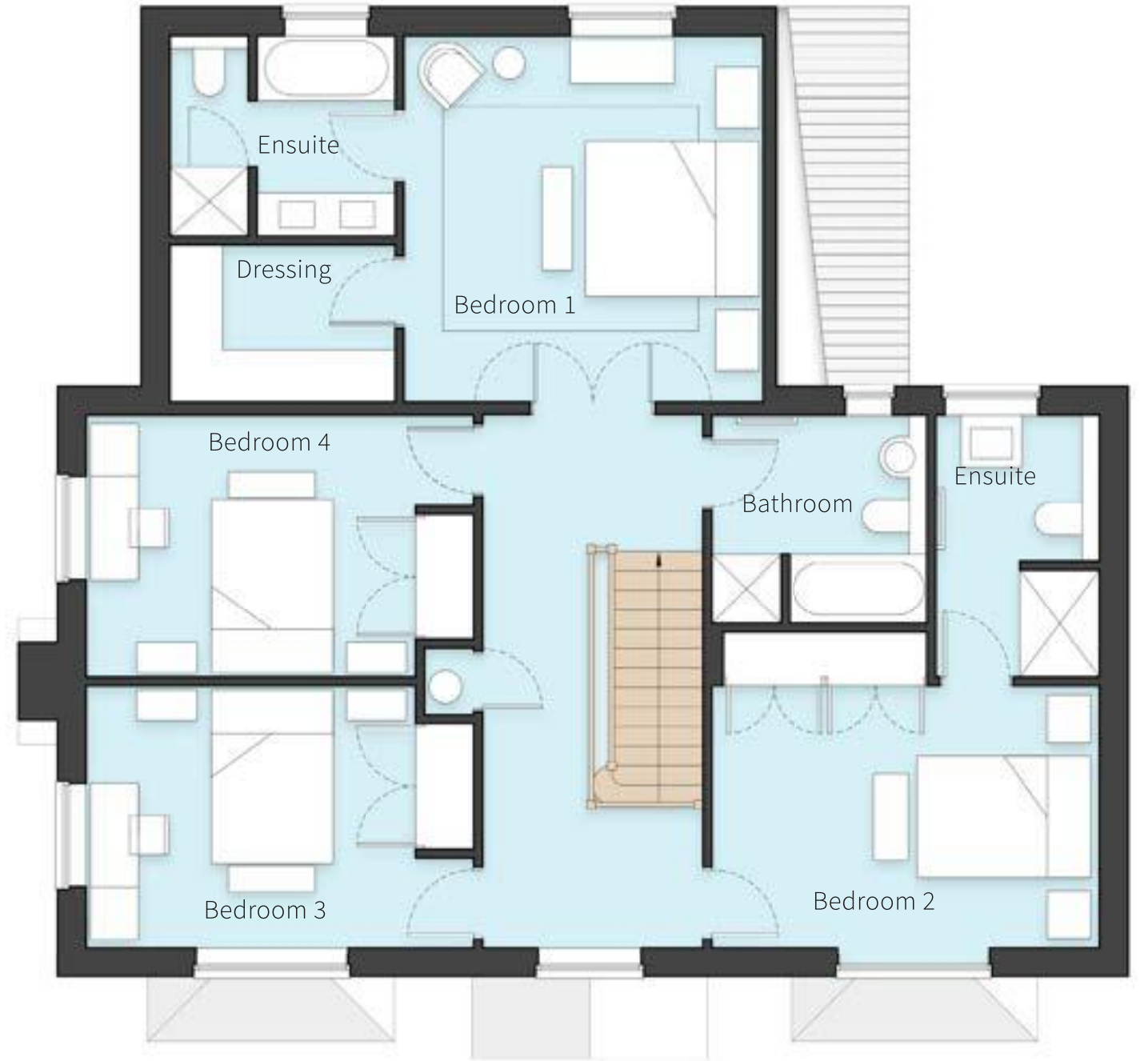
First

Bedroom 1	4325 x 4225 mm	14'2 x 13'9
Dressing	2600 x 1800 mm	8'5 x 5'9
Bedroom 2	4430 x 3115 mm	14'5 x 10'2
Bedroom 3	3760 x 3020 mm	12'3 x 9'9
Bedroom 4	3760 x 3020 mm	12'3 x 9'9

GROUND FLOOR



FIRST FLOOR





Plot 7

Ground			First		
Living Room	4240 x 3965 mm	13'9 x 13'	Bedroom 1	3570 x 3920 mm	11'7 x 12'9
Kitchen/Dining	7700 x 4515 mm	25'2 x 14'8	Bedroom 2	3265 x 3085 mm	10'7 x 10'1
Utility	4460 x 1790 mm	14'6 x 5'9	Bedroom 3	3190 x 4075 mm	10'5 x 13'4
Garage	3030 x 4980 mm	9'9 x 16'3	Study	3190 x 2895 mm	10'5 x 9'5

GROUND FLOOR



FIRST FLOOR



* ----- Dotted line denotes reduced ceiling height



Plot 8

Ground			First		
Living Room	4470 x 4815 mm	14'7 x 15'8	Bedroom 1	3570 x 3865 mm	11'7 x 12'7
Kitchen/Family/Dining	5235 x 5790 mm	17'2 x 18'10	Bedroom 2	4165 x 3035 mm	13'7 x 9'10
Utility	1965 x 3240 mm	6'4 x 10'6	Bedroom 3	3075 x 3035 mm	10'1 x 9'9
Garage	2890 x 5685 mm	9'5 x 18'6	Study	3000 x 3505 mm	9'8 x 11'5

GROUND FLOOR



FIRST FLOOR



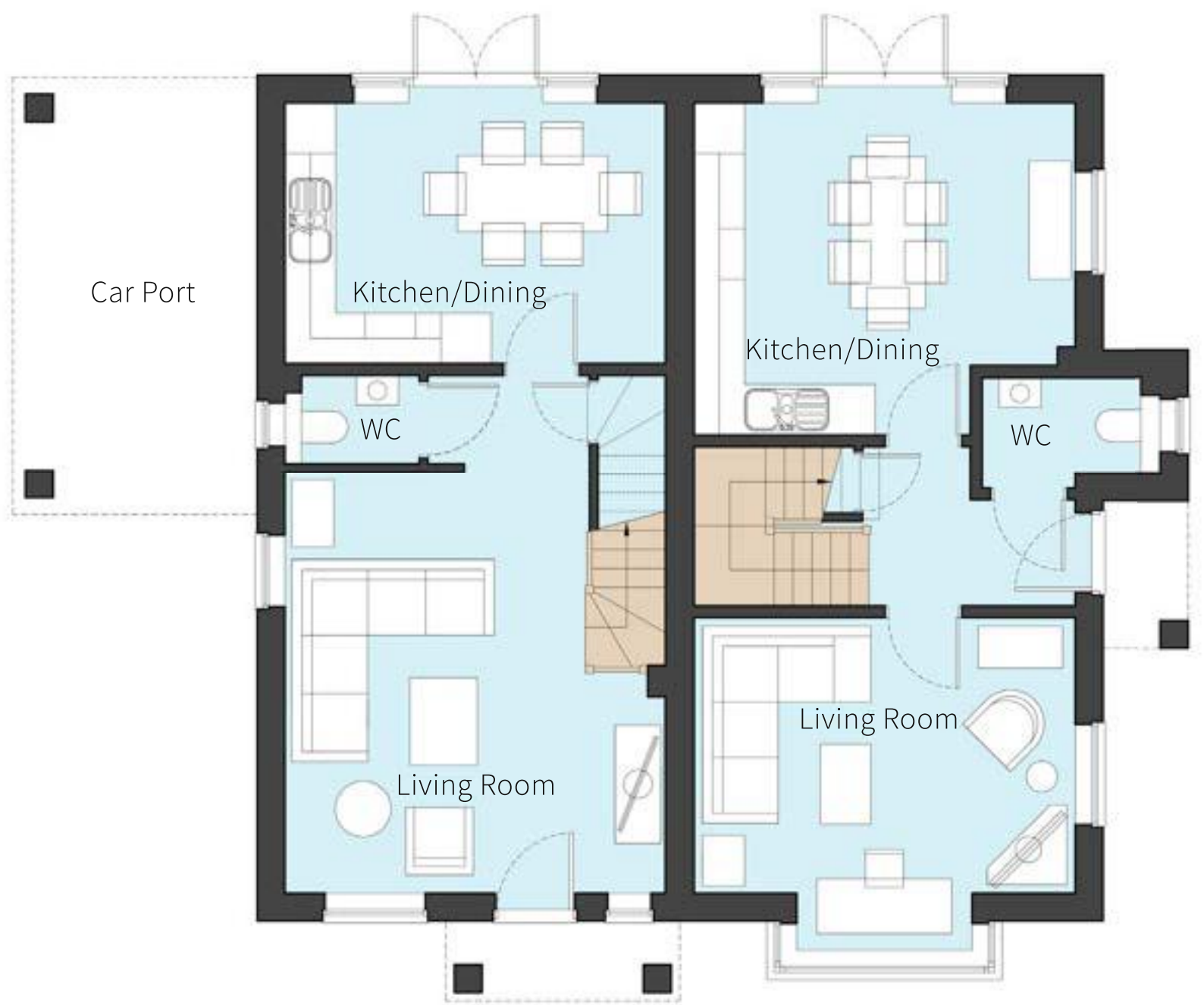


Plots 9 & 10

Plot 9		Ground	
Living Room	4525 x 5005 mm	14'8" x 16'4"	
Kitchen/Dining	4525 x 3095 mm	14'8" x 10'2"	
First			
Bedroom 1	3855 x 3095 mm	12'6" x 10'2"	
Bedroom 2	3400 x 2765 mm	11'2" x 9'1"	

Plot 10		Ground	
Living Room	4525 x 3270 mm	14'8" x 10'7"	
Kitchen/Dining	4525 x 3940 mm	14'8" x 12'9"	
First			
Bedroom 1	4525 x 3140 mm	14'8" x 10'3"	
Bedroom 2	3300 x 3310 mm	10'8" x 10'9"	

GROUND FLOOR



Plot 9

Plot 10

FIRST FLOOR



Plot 9

Plot 10

* ----- Dotted line denotes reduced ceiling height



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